150.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,200 / 869,200
					USE VALUE:	869,200 / 869,200
					ASSESSED:	869,200 / 869,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUKAS THEODORE &
Owner 2:	ELLENBURG-DUKAS NAOMI
Owner 3:	
Street 1:	236 PAYSON ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	ELLENBERG-DUKAS NAOMI -
Owner 2:	-
Street 1:	236 PAYSON ROAD
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Stucco Exterior and 1924 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4725.000	414,900	4,900	449,400	869,200
Total Card	0.108	414,900	4,900	449,400	869,200
Total Parcel	0.108	414,900	4,900	449,400	869,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.77 | /Parcel: 451.7

Legal Description

User Acct 98744

GIS Ref

GIS Ref

Insp Date 04/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0002-0003.0

!11710!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	414,900	4900	4,725.	449,400	869,200	869,200	Year End Roll	12/18/2019
2019	104	FV	327,600	4900	4,725.	421,300	753,800	753,800	Year End Roll	1/3/2019
2018	104	FV	327,400	4900	4,725.	348,300	680,600	680,600	Year End Roll	12/20/2017
2017	104	FV	308,000	4900	4,725.	320,200	633,100	633,100	Year End Roll	1/3/2017
2016	104	FV	308,000	4900	4,725.	292,100	605,000	605,000	Year End	1/4/2016
2015	104	FV	276,100	4900	4,725.	286,500	567,500	567,500	Year End Roll	12/11/2014
2014	104	FV	276,100	4900	4,725.	266,300	547,300	547,300	Year End Roll	12/16/2013
2013	104	FV	286,600	4900	4,725.	253,300	544,800	544,800		12/13/2012

PRINT

Date	Time
12/11/20	01:50:59

LAST REV

Date	Time
04/27/18	08:38:39
ekelly	
11710	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLENBERG-DUKAS	67362-48		6/2/2016	Convenience	1	No	No		
	13671-239		4/1/1979		70,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/1/2008	Meas/Inspect	197	PATRIOT
12/20/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98744
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA: 0.10847 | Total SF/SM: 4725 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 449,400 | Spl Credit | Total: 449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.19573808
Const Adj.:	0.99495000
Adj $ / SQ:	202.249
Other Features:	118300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601266
Depreciation:	186393
Depreciated Total:	414874

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

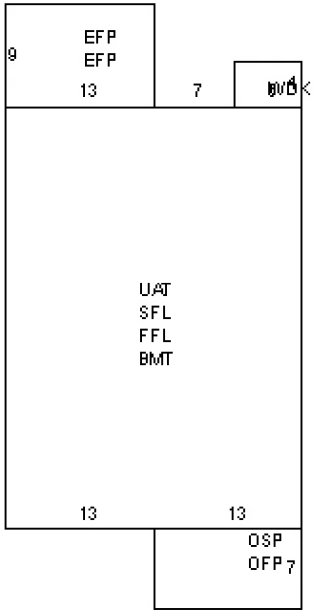
No Unit	RMS	BRS	FL
2	4	1	
Totals			
2	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	202.25
Special Features:	0	Val/Su Net:	116.32
Final Total:	414900	Val/Su SzAd	215.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	962	60.670	58,369
FFL	First Floor	962	202.250	194,563
SFL	Second Floor	962	202.250	194,563
UAT	Upper Attic	241	80.900	19,456
EFP	Enclos Porch	234	38.660	9,047
OFP	Open Porch	91	34.460	3,136
OSP	Screen Porch	91	37.900	3,449
WDK	Deck	24	15.920	382
	Net Sketched Area:	3,567	Total:	482,965

Size Ad	1924	Gross Are	4288	FinArea	1924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900